

Staff Presentation
Item No. 2.11
Mariner's Pointe
PA2010-114

MARINER'S POINTE

June 23, 2011

Planning Commission Meeting
City of Newport Beach



DOVER DR

BAY SHORE DR

COAST HWY W

1-8

2891

2889

2691

2681

2671

2661

2651

2641

2631

2621

2611

2601

259

2591

200

224

300

300

320

400

410

104

100

303

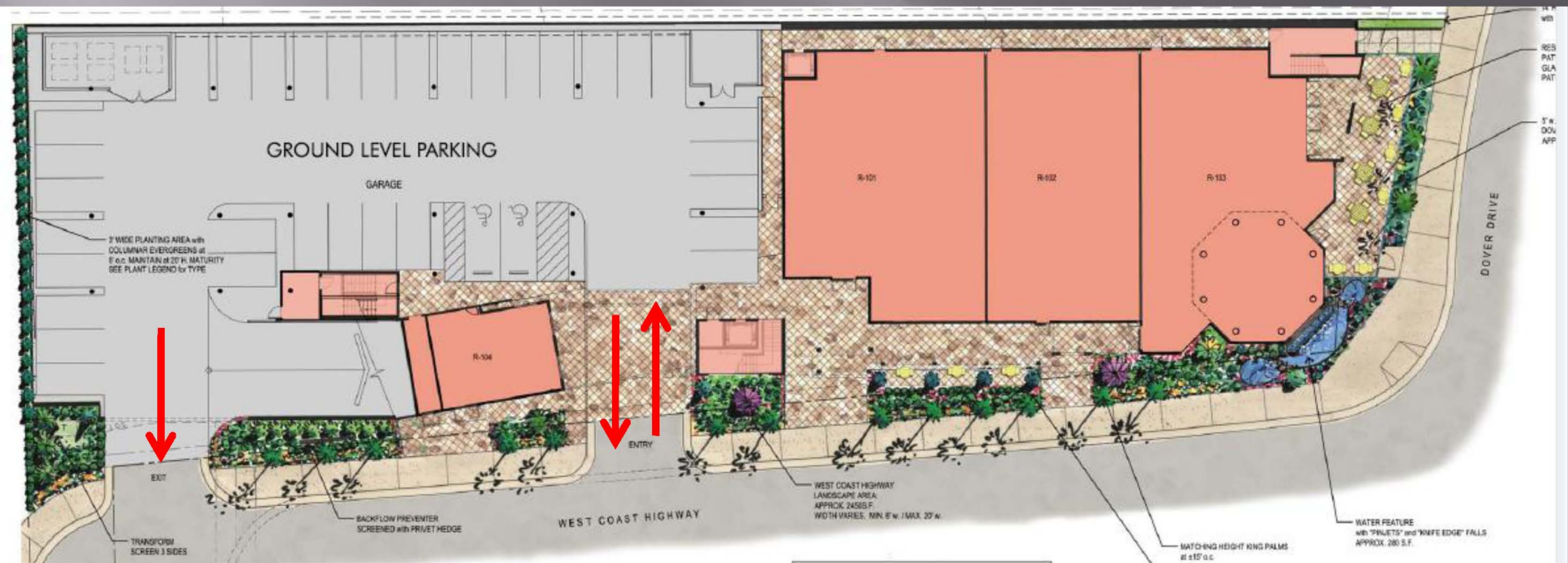
311

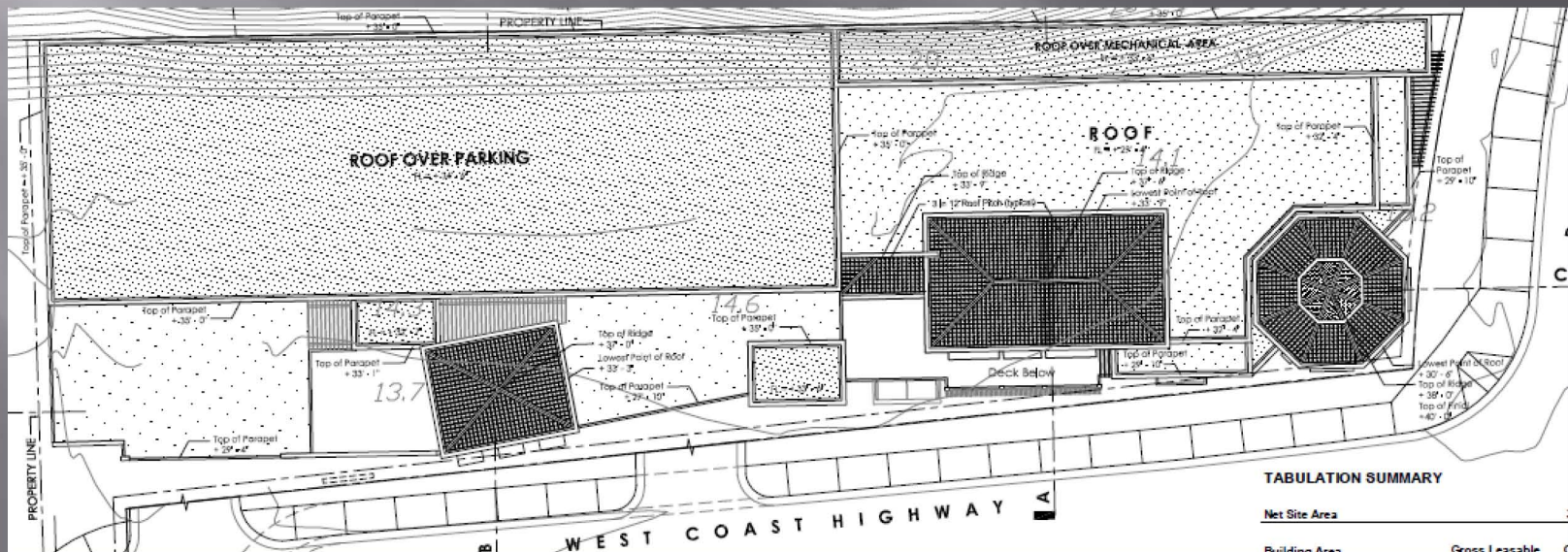
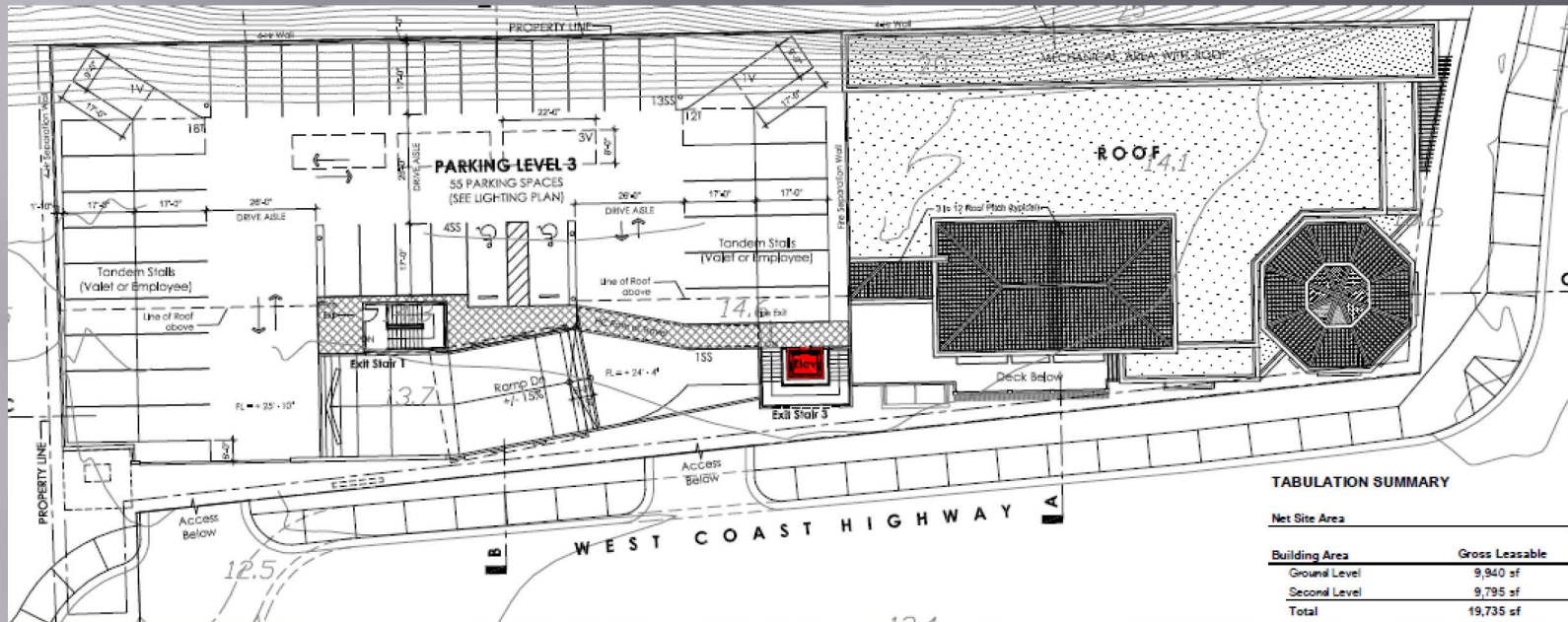
321

403

Existing Site Conditions

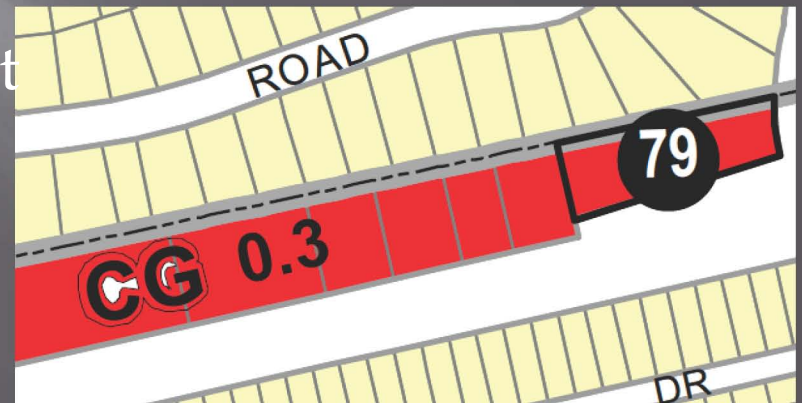






General Plan Amendment

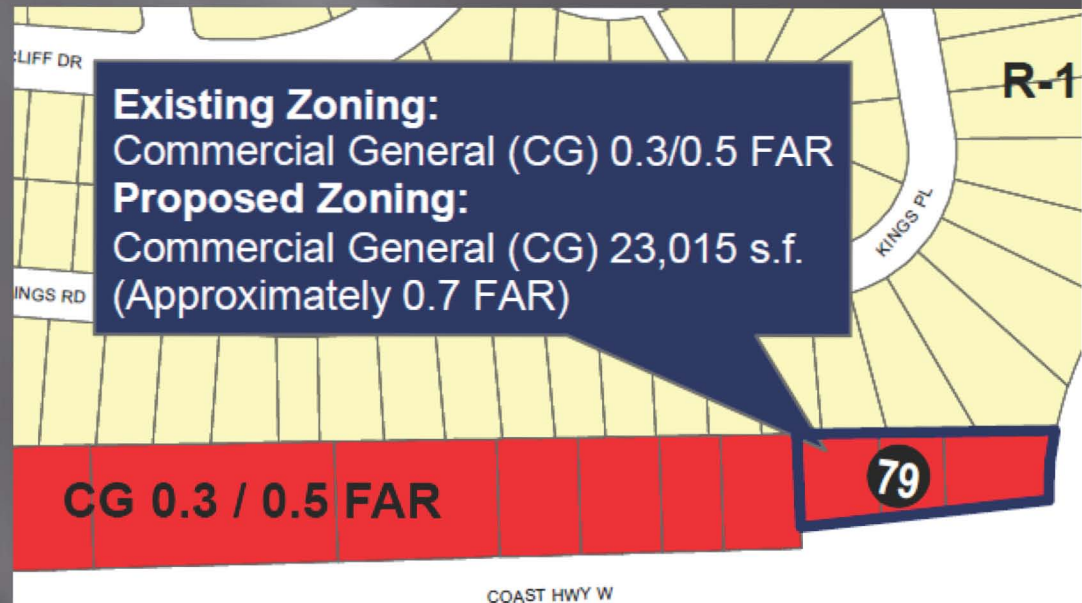
- Current – General Commercial
 - 0.3/0.5 FAR
 - 9,910 sf/16,518 sf
- Proposed
 - 23,015 sf development limit
 - Approximately 0.7 FAR
 - Anomaly No. 79



79	H4	CG		03./0.5 FAR	Development limit of 23,015 sq. ft. permitted, provided all six legal lots are consolidated into one parcel to provide unified site design
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Zoning Map Amendment

- Existing
 - 0.3/0.5 FAR
- Proposed
 - 23,015 sf development limit
 - Approximately 0.70 FAR
 - Anomaly No. 79



Site Development Review

- Nonresidential construction of 20,000 sf or more
 - Compatibility with adjacent uses
 - Adequacy of pedestrian and vehicular access
 - Adequacy of landscaping
 - Not detrimental or constitute a hazard
- Increase in height
 - Increased amenities
 - Architectural design- provide visual interest
 - No undesirable or abrupt scale changes



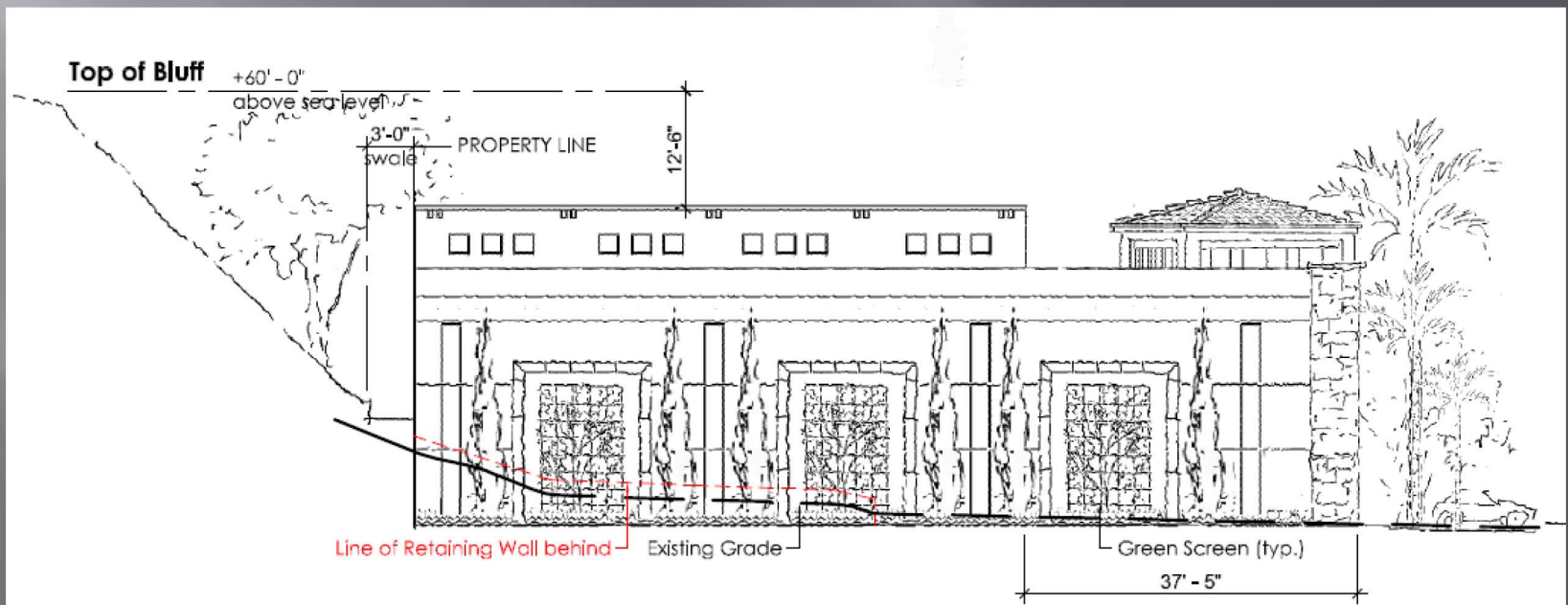
35'

37'



Parking Exit Only
14'-0" Clear Height

Parking Entry/Exit
14'-0" Clear Height



Line of Retaining Wall behind

Existing Grade

Green Screen (typ.)

37'-5"

Variance

- 5-foot rear yard setback
- Project encroaches 5 feet
- Wide (340') and shallow (avg. 90 feet) lot
- Avg. lot depth of other lots is approx. 120'
- Necessary to comply with City parking lot standards and to design an optimal commercial building
- Vertical and horizontal separation to adjacent residences

Conditional Use Permit

Code parking requirements- 157 spaces

Table 4 - Assumed Parking Requirements					
Land Use	Gross Square Feet (gsf) ¹	Leasable Restaurant Area	Net Public Area (NPA) ²	Parking Ratio	Required Parking
Restaurant	9,522	8,280 sf	4,968 sf ³	1 per 50 sf of NPA	100
Retail	10,493	n/a	n/a	1 per 250 gsf	42
Medical Office	3,000	n/a	n/a	1 per 200 gsf	15
Total	23,015				157

Shared Parking Analysis – 2 peaks

- 131 spaces at 1:00 pm
- 145 spaces at 6:00 pm

Parking Management Plan

- 136 spaces provided on-site
 - 80 standard stalls
 - 42 tandem stalls
 - 14 valet-only
- Employee Parking
 - 46 spaces reserved on 3rd level
 - 20 off-site spaces after 5:00 pm
- Customer Parking
 - 7-10 am: 32 self park spaces
 - 10 am – 5pm: 32 self park and 58 valet
 - 5pm to close: valet

Off-Site Parking



Off-Site Parking

- 601 Dover Drive
- 20 spaces after 5:00 pm
- Employee parking only
- 1,050 feet (4 min 23 sec walk)
- 11 term co-terminus with ground-lease
- Possible extension
- If lost, substitute parking or reduction of area

Parcel Map and Traffic Study

- Parcel Map
 - Consolidate the 6 legal lots
 - Consistent with Title 19 (Subdivision Code)
 - Dedication provided for land drop extension and future widening of Coast Highway
 - Easements for sewer and utilities
- Traffic Study
 - 1,292 ADT (16 am/70pm)
 - Acceptable LOS
 - No improvements or mitigation required

Mitigated Negative Declaration

- Project would not result in potentially significant impacts
- 11 mitigation measures
- 30 day Public Review
 - April 11, 2011- May 11, 2011
- 9 comment letters
- Written responses provided

Summary

- Implements goal of improving Mariner's Mile and developing the dilapidated property
- Requires deviation from code
- Parking strategy is less than ideal, but reasonable
- Respectful of views from above
- High quality architecture
- Amenities
- Recommend approval